



December 13, 2011
State Senator Darwin L. Booher
Senate Banking & Financial Institutions Committee Chair
520 Farnum Bldg.
Lansing, MI

Dear Chairman Booher:

The Michigan Foreclosure Task Force (MFTF) enthusiastically supports HB 4542-4544 as passed by the House last week. When taken together, these bills both improve and extend Michigan's 90-Day Pre-Foreclosure Negotiation Law with no shortening of the longstanding 6-month Post-Foreclosure Redemption period critical to homeowners, neighborhoods and communities across the state.

Specifically, we are pleased that these substitute bills:

- ☐ **Incorporate a 30/60/90 day structure which will hold both homeowners and lenders accountable** for specific actions within specific time frames which if not met, would result in specific consequences that we believe are fair to all parties.
- ☐ **End publication of the 90-day notices** which have done little to make homeowners aware of the 90-day law but have instead made them easy targets for foreclosure rescue scam operators. In just this past week, a single housing counseling agency in northern Michigan reported two homeowners who were scammed by 14daynotice.com -- a scam operation that targets its victims by reading the publication of the 14 day notice that is required under current law. (Postcard from scammer attached here)
- ☐ **Retain the critical role of HUD and MSHDA-certified counselors** in preventing foreclosures.
- ☐ **Extend this improved law for another year.**
- ☐ **Preserve Michigan's longstanding 6-month redemption period** which provides homeowners with a reasonable amount of time to redeem their home (especially as the job market slowly picks up) sell it on a short sale or relocate.

Again, The Michigan Foreclosure Task Force (MFTF) enthusiastically supports these bills as passed by the House and urges the committee to do the same.

We also thank you again for inviting us to be a part of the legislative work group process and look forward to continuing to work together on the critical issue of foreclosures in Michigan.

Respectfully,

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12 December 2011

Senator Darwin Booher, Chair
Senate Banking and Financial Services Committee

RE: HB 4542-4544

On behalf of the Board of Directors, I am writing to strongly encourage the passage of the HB4542-4544, which improve and clarify residential foreclosure procedures. These bills would help keep both lenders and homeowners more accountable with specific actions required within clear timelines. It would likewise preserve the 6-month post foreclosure redemption period that has been in place in Michigan for decades. That post foreclosure period offers neighborhoods and families the best opportunity to stabilize.

Further, our experience in trying to buy foreclosed properties in the redemption period tell us that the six month period is really necessary to try to buy or sell the house. The lenders are ill-equipped to respond within a shorter timeframe. In fact, our realtor tells us that she would not even list a house with a shortened redemption period. That is likely not an unusual response for a realtor, and it further hamstring the homebuyer. The six-month redemption period needs to be preserved and it needs to be universal throughout Michigan.

Please move HB 4542-4544 to help us in the fight to preserve Michigan homeownership and neighborhoods.

You are receiving this because your mortgage company has started the foreclosure process.

You have just 14 days to stop the sale of your home

You will get a "14-day notice" by certified mail within a few days.

Have you spent the last few months trying to work things out with your mortgage company? Well, it looks like they're starting the foreclosure process now. While that may come as a shock, is it really *that* surprising?

Tell me if this sounds familiar: calling your mortgage company, faxing, mailing, calling again, sitting on hold, never talking to the same person twice, getting a different answer every time you talk to someone, mailing again, faxing and re-faxing again, "lost" or "missing" paperwork ("We never got it"), or the classic, "We need one more piece of information." You must have thought at some point, "Maybe this isn't going to work."

I know they say they want to help you, but honestly... **do their actions match their words?** Think of all the hoops you've jumped through, how you've done everything that they've asked every step of the way and yet you're still no closer to your goal than you were when you started. After all the work you've done the last few months, what have you got to show for it? Looks to me like you're headed in the opposite direction.

If you don't change what you're doing, you will probably lose your home. I'll show you why at the website.

This is not your fault-the entire industry has a vested interest hiding the truth from you. The whole process has been designed to manipulate you. And it's about to reach a whole new level — starting with the 14 day notice charade itself. If you keep playing by their rules, this is NOT going to end well for you.

However, I have good news for you: **you CAN turn this around.** But you have to change what you're doing. In fact, foreclosure can be the best thing that's ever happened to you, provided you make the right moves in the next few days. If you care about the outcome or if you have others depending on you to fix this—drop what you're doing right now, and go to this site to find out what to do, how to take control and get the results you want:

You have VERY little time here... so **GET MOVING**

www.14DayNotice.com